

Tres Suenos Unit Nineteen Subdivision

City of El Paso — City Plan Commission — 11/16/2017

SUSU17-00084 — Major Preliminary



STAFF CONTACT: Rocio Alvarado, (915) 212-1612, alvaradorp@elpasotexas.gov

PROPERTY OWNER: G. Bowling Enterprises

REPRESENTATIVE: CEA Group

LOCATION: North of Montana & East of Mark Avizo, District 5

ACREAGE: 20.63

VESTED: Yes

PARK FEES REQUIRED: N/A

EXCEPTION/MODIFICATION REQUEST:

1. Exception to allow a 52' ROW, with 32' of pavement, 5' parkway landscape and 5' sidewalk.
2. To allow street names in excess of 13 characters.

RELATED APPLICATIONS: N/A

PUBLIC INPUT: N/A

STAFF RECOMMENDATION: Pending

SUMMARY OF REQUEST: The applicant proposes to subdivide 20.63 acres of vacant land for 96 residential lots and one drainage pond. Tres Suenos Unit Nineteen lies within the Tres Suenos Land Study, which was approved on March 22, 2006. Access to the subdivision is proposed from Mark Avizo Street.

SUMMARY OF RECOMMENDATION: Planning staff's recommendation is **PENDING** due to revised plat reflecting Mark Avizo cross-section submittal

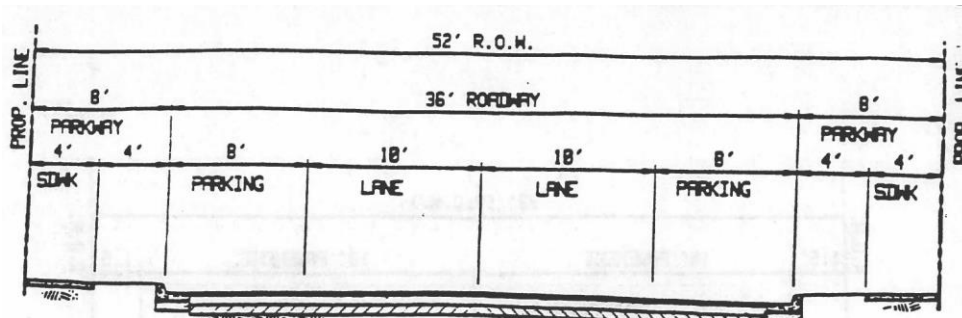


DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

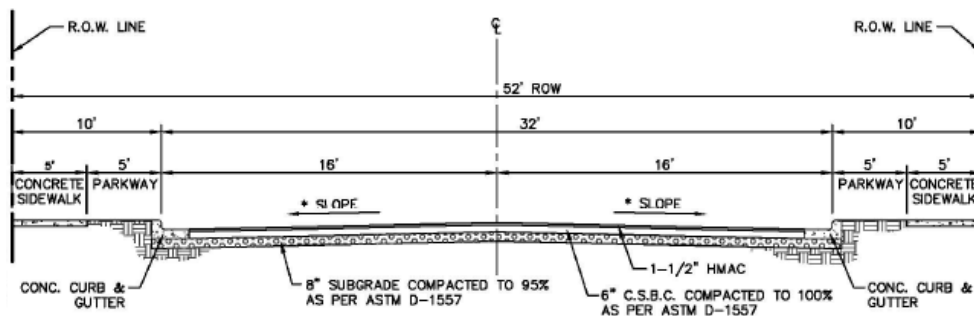
The applicant is requesting the following modification requests:

1. To allow street names in excess of 13 characters for
 - Marisabel Azcarate
 - Dominic Azcarate
 - Christian Azcarate
2. To allow a 52' ROW, with 32' of pavement, 5' parkway landscape and 5' sidewalk.
(Attachment 3)

REQUIRED



PROPOSED



The applicant does meet the following criteria under Section 19.04.170.A2-A3 (Modifications of conditions) for requesting exceptions. The section reads as follows:

Section 19.04.170.A2-A3

2. Because of the particular physical surrounding, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out; or
3. The subdivider has demonstrated an alternative method of development that will improve the aesthetic value of the subdivision while giving equal emphasis to safety, economy, tax yield, maintenance cost, response time, drainage, dedication and improvement of parkland and open space amenities, and vehicular access and pedestrian passage.

RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO: Subject property is designated G4, Suburban (Walkable)

GOAL 2.1:	
The City should change its growth pattern away from continuous outward expansion and toward integrated growth that minimizes environmental change, reduces the need for excessive travel by private automobile, and can be served by public transportation.	
GOAL 2.3:	
The City of El Paso wishes to create complete networks of multimodal streets with ample shaded sidewalks and frequent on-street parking.	
POLICY	DOES IT COMPLY?
2.1.6.: Development is strongly discouraged within critical arroyos.	Yes, the applicant is not developing along critical arroyos.
2.3.2.a: New neighborhood streets should connect to the existing street network in all adjoining areas where practical.	Yes, the applicant is developing streets that connect to existing streets.
2.3.3.b: Dead-end streets and cul-de-sacs should be allowed only when required by topographic constraints or when conditions on adjoining property prevent existing or future connections.	Yes, the applicant will have dead-end streets to prevent future connections.

NEIGHBORHOOD CHARACTER: Subject property is zoned PR-1 (Planned Residential District I) and is currently vacant. Properties adjacent to the subject property are zoned PR-1 (Planned Residential District I) and ETJ (Extraterritorial Jurisdiction). Surrounding land uses are residential developments. The nearest school is Purple Heart Elementary (0.203 miles). The nearest park is Dreamland Park (0.14 miles). Parkland is not being dedicated through this subdivision; However, Tres Sueños Unit Nineteen is part of the Tres Sueños Land Study. The Developer has dedicated and constructed five parks within the Land Study, meaning that they have Parkland credits that can be applied towards the proposed subdivision. This property is not located within any Impact Fee Service Area.

COMMENT FROM THE PUBLIC: N/A.

STAFF COMMENTS:

Staff's recommendation is PENDING due to revised plat reflecting Mark Avizo cross-section submittal

PLAT EXPIRATION:

This application will expire on **(6 months after plat approval)**. Failure to submit the final plat within the specified date, or within an approved six-month extension period, shall require the total resubmission of the preliminary subdivision application which shall be subject to the then existing subdivision regulations.

ATTACHMENTS:

1. Preliminary plat
2. Modification request
3. Modification request cross section
4. Application
5. Department Comments

11/16/2017



ATTACHMENT 2



Castner Center @ Transmountain
4712 Woodrow Bean, Ste. F
El Paso, TX 79924
Office: 915.544.5232
Fax: 915.544.5233
web: www.ceagroup.net

October 10, 2017

City of El Paso-Planning & Inspection Department
801 Texas Ave.
El Paso, TX. 79901

Attention: Mr. Nelson Ortiz
Lead Subdivision Planner

Reference: Tres Sueños Unit Nineteen – Modification Letter

Dear Mr. Ortiz:

On behalf of the Developer for the above referenced development, we are requesting a modification to the subdivision regulations. This modification will include the following adjustment:

Modification No. 1: 52 foot Roadway

This modification shall consist of a 52 foot roadway cross-sections with (2) 16-foot paved driving lanes with 6-inch curb and gutter on both sides of the roadway, (2) 5-foot parkways abutting the curb and (2) 5-foot concrete sidewalks. Our request is based on maintaining continuity from the already constructed and city accepted subdivisions in the area.

Modification No. 2: Street Name Length

A modification request for Chapter 19.16.040.A.2.d. is to allow street names in excess of 13 characters for the following streets:

- Marisabel Azcarate
- Dominic Azcarate
- Christian Azcarate

If you have any questions regarding this issue, please do not hesitate to call me at office number 915.544.5232. We thank you for your cooperation on this issue and look forward to your favorable consideration to our request.

Sincerely,
CEA Group



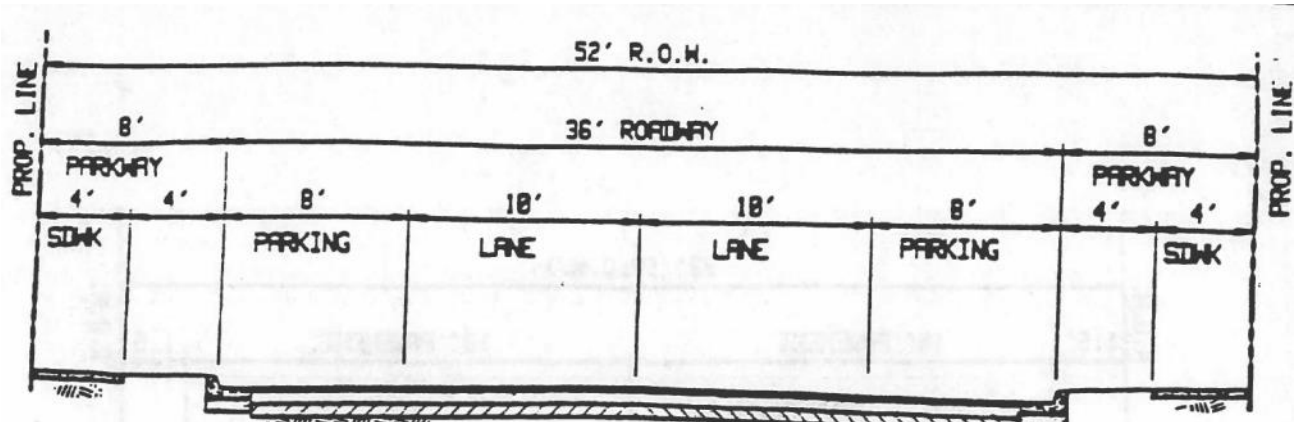
Jorge L. Azcarate, P.E.
Project Manager

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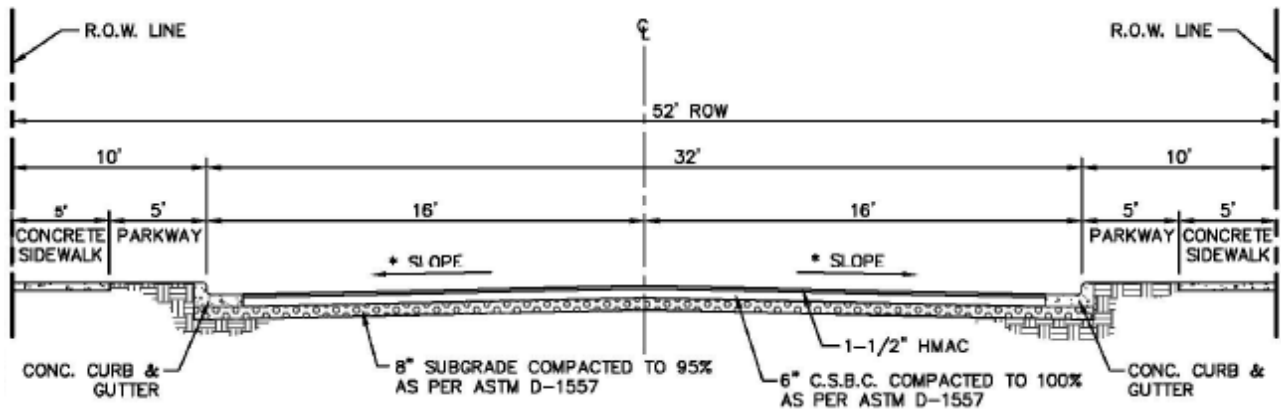
engineers • architects • planners

ATTACHMENT 3

REQUIRED



PROPOSED



ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR MAJOR PRELIMINARY SUBDIVISION APPROVAL

DATE: 10/24/17 A.C.

FILE NO. SUS17-00084

SUBDIVISION NAME: TRES SUEÑOS UNIT NINETEEN

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD
COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS
2. Property Land Uses:
- | | ACRES | SITES | | ACRES | SITES |
|---------------|--------------|-----------|-----------------------|--------------|----------|
| Single-family | <u>12.09</u> | <u>96</u> | Office | | |
| Duplex | | | Street & Alley | <u>6.28</u> | <u>7</u> |
| Apartment | | | Ponding & Drainage | <u>2.26</u> | <u>1</u> |
| Mobile Home | | | Institutional | | |
| P.U.D. | | | Other (specify below) | | |
| Park | | | | | |
| School | | | | | |
| Commercial | | | Total No. Sites | <u>104</u> | |
| Industrial | | | Total (Gross) Acreage | <u>20.63</u> | |
3. What is existing zoning of the above described property? P-R1 Proposed zoning? P-R1
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No
5. What type of utility easements are proposed: Underground Overhead Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
Proposed storm infrastructure to capture run off and discharge it into a proposed ponding area.
7. Are special public improvements proposed in connection with development? Yes No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No
If answer is "Yes", please explain the nature of the modification or exception SEE MODIFICATION LETTER ATTACHED.
9. Remarks and/or explanation of special circumstances: N/A
10. Improvement Plans submitted? Yes No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No
- If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

12. Owner of record G. Bowling Enterprises 4712 Woodrow Bean Ste. A El Paso Texas 79924 (915) 757-1802
(Name & Address) (Zip) (Phone)
13. Developer Bowling Enterprises 4712 Woodrow Bean Ste. A El Paso Texas 79924 (915) 757-1802
(Name & Address) (Zip) (Phone)
14. Engineer CEA Group 4712 Woodrow Bean Ste. F El Paso Texas 79924 (915) 544-5232
(Name & Address) (Zip) (Phone)

**Effective September 1, 2014, a 3%
Technology fee has been added to all
Planning application fees.*

OWNER SIGNATURE: _____

REPRESENTATIVE: _____

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

ATTACHMENT 5

PLANNING AND INSPECTION DEPARTMENT – PLANNING:

Developer/Engineer shall address the following comments:

- Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
- Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

PLANNING AND INSPECTION DEPARTMENT – LAND DEVELOPMENT:

We have reviewed subject plats and recommend Approval.

The Developer/Engineer shall address the following comments.

1. No objections to proposed subdivision.

CAPITAL IMPROVEMENTS DEPARTMENT – PARKS:

We have reviewed Tres Sueños Unit Nineteen, a major preliminary plat map and on behalf of CID Parks Planning Division we offer Developer / Engineer the following comments:

Please note that this subdivision is composed of **96 Single-family** dwelling lots and does not include any parkland dedication; this subdivision is part of the approved Tres Sueños Land Study and at minimum a One-acre "Park site" shall be included with-in this subdivision; also, residents shall not cross arterial roads to access a park site.

Developer(s) have dedicated & constructed five (5) "Parks" within the Land Study which have been inspected and accepted for maintenance by the City of El Paso & Tres Sueños Unit #15 "Park site" is currently under construction therefore, based on the following parkland calculations Applicant(s) have **2.53 Acres** or **253 Dwelling Units** of "Parkland credits" that can be applied towards sub-sequent subdivisions with-in the approved Land Study.

Total Dedicated Parkland calculations:

Tres Sueños #1	5.93 Acres	or	593 Dwelling Units
Tres Sueños #4	2.57 Acres	or	257 Dwelling Units
Tres Sueños #5	2.63 Acres	or	263 Dwelling Units
Tres Sueños #10	2.81 Acres	or	281 Dwelling Units
Tres Sueños #11	2.01 Acres	or	201 Dwelling Units
Tres Sueños #15 (Under Construction) . .	3.04 Acres	or	304 Dwelling Units
Tres Sueños #17 (Concept Plan)	<u>2.50 Acres</u>	or	<u>250 Dwelling Units</u>
Total Parkland Dedication Credits:			21.49 Acres or 2149 Dwelling Units

Total Required Parkland calculations:

Tres Sueños #1 =	151 Units requires	1.51 Acres
Tres Sueños #2 =	128 Units requires	1.28 Acres
Tres Sueños #3 =	101 Units requires	1.01 Acres
Tres Sueños #4 =	172 Units requires	1.72 Acres
Tres Sueños #5 =	136 Units requires	1.36 Acres
Tres Sueños #6 =	138 Units requires	1.38 Acres
Tres Sueños #7 =	144 Units requires	1.44 Acres
Tres Sueños #8 =	142 Units requires	1.42 Acres
Tres Sueños #9 =	Multi-family	0.00 Acres - Park Fees \$135,320.00
Tres Sueños #10 =	162 Units requires	1.62 Acres
Tres Sueños #11 =	47 Units requires	0.47 Acres
Tres Sueños #12 =	83 Units requires	0.83 Acres
Tres Sueños #14 =	118 Units requires	1.18 Acres
Tres Sueños #15 =	122 Units requires	1.22 Acres
Tres Sueños #16 =	59 Units requires	0.59 Acres
Tres Sueños #17 =	97 Units requires	0.97 Acres
Tres Sueños #19 =	96 Units requires	<u>0.96 Acres</u>
Total Requirements		18.96 Acres

Total Parkland Dedication Credits:	21.49 Acres	or	2149 Dwelling Units
Total Requirements	<u>18.96 Acres</u>	or	<u>1896 Dwelling Units</u>
Remaining Parkland Credits:	2.53 Acres	or	253 Dwelling Units

This subdivision is located with-in "Park Zone": **E-8**

Nearest Park: **Dreamland Park**

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

EL PASO WATER:

We have reviewed the subdivision and provide the following comments:

El Paso Water (EPWater) does not object to this request.

Annexation fees are due at the time of new service application for individual water meters within the subject subdivision.

Water:

There is an existing 12-inch diameter water main extending along the north side of Eastbrook Dr., approximately 16-feet south of and parallel to the northern right-of-way line of Eastbrook Dr., which dead-ends 35-feet East of Mark Avizo St. This water main is available for main extensions. A 12-inch water main is anticipated to be extended along Eastbrook Dr.

There is an existing 8-inch diameter water main extending along the north side of Onnie Kirk Ave., approximately 18-feet south of and parallel to the northern right-of-way line of Onnie Kirk Ave., which dead-ends 35-feet East of Mark Avizo St. This water main is available for main extensions. An 8-inch water main is anticipated to be extended along Onnie Kirk Ave.

There is an existing 12-inch diameter water main extending along the north side of Gr. Campusano Dr., approximately 22-feet south of and parallel to the northern right-of-way line of Gr. Campusano Dr., which dead-ends 35-feet East of Mark Avizo St. This water main is available for main extensions. A 12-inch water main is anticipated to be extended along Gr. Campusano Dr.

There is an existing 12-inch diameter water main along Mark Aviso from Gr Campuzano to 150-feet north of Onnie Kirk Ave. from this point there is an existing 16-inch diameter water main to Eastbrook Dr.

A looped water system extension will be required to provide service to the subject property. All costs associated with the extensions of water mains are the responsibility of the Owner/Developer.

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main extending along the south side of Eastbrook Dr., approximately 27-feet north of and parallel to the southern right-of-way line of Eastbrook Dr., which dead-ends 35-feet East of Mark Avizo St. This water sanitary sewer is available for main extensions. An 8-inch sanitary sewer main is anticipated to be extended along Eastbrook Dr.

There is an existing 12-inch diameter sanitary sewer main extending along the south side of Onnie Kirk Ave., approximately 21-feet north of and parallel to the southern right-of-way line of Onnie Kirk Ave., which dead-ends 35-feet East of Mark Avizo St. This sanitary sewer main is available for main extensions. A 12-inch sanitary sewer main is anticipated to be extended along Onnie Kirk Ave.

There is an existing 12-inch diameter sanitary sewer main extending along the south side of Gr. Campusano Dr., approximately 27-feet north of and parallel to the southern right-of-way line of Gr. Campusano Dr., which dead-ends 35-feet East of Mark Avizo St. This sanitary sewer main is available for main extensions. A 12-inch sanitary sewer main is anticipated to be extended along Gr. Campusano Dr.

General:

EPWater - PSB requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

EPWU-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within utility and PSB easements 24 hours a day, seven (7) days a week.

EL PASO ELECTRIC COMPANY:

No comments received

Central Appraisal District:

Change accordingly:

Block 1 to 57

Block 2 to 58

Block 3 to 59

Block 4 to 60

Block 5 to 61

Block 6 to 62

Block 7 to 63

SUN METRO:

